

Officer Report

Application Number:	HGY/2026/0965
Application Type:	Householder planning permission
Address:	First Floor Flat, 1 Rusper Road, Tottenham, London, N22 6QT
Proposal:	Formation of rear L-shaped dormer roof extension and insertion 1no. front rooflight, 2no. skylights, 1no. side window and creation of rear roof terrace above existing rear outrigger with obscure balustrade, to the first floor flat.
Case Officer:	Daniel Boama
Valid Date:	02/04/2026
Applicant:	6
Agent:	Ms Woods Other More Space

RECOMMENDATION

Refuse

1. SITE DESCRIPTION

The application site relates to a first floor flat in two storey detached residential building on the southwest side of Rusper Road. The site is not in a conservation area nor is within the curtilage of a listed building.

2. THE PROPOSAL

The proposed development is for a loft conversion with erection of rear L-shaped dormer roof extension and insertion 1no. front rooflight and 1no. skylights, and creation of rear roof terrace above on existing rear outrigger with obscure balustrade, to first floor flat.

The whole dormer would be 0.2m separate from the eaves when measured along the slope of the roof. It would be below the ridge of the main roof.

The part of the dormer that would be above the outrigger would be half the depth of the outrigger.

The roof terrace would be above the outrigger and accessed from the dormer above the outrigger. It would be 3m in depth. It would be setback from the edge from the rear elevation of the outrigger by 1.17m.

The overall proposal would add a part additional floor to a 1st floor flat to create a maisonette and provide 2no. extra bedrooms to create a 4-bedroom flat.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2020/1445

Address: First Floor Flat, 1, Rusper Road, London, N22 6QT

Proposal: Construction of roof extension comprising of rear dormer and insertion of rooflight to front roofslope to facilitate loft conversion into habitable space to extend existing First Floor residential unit.

Decision Date: 5 August 2020

Decision: Refuse

Officer comment: This refusal was for a large dormer, contained within the existing rear slope. the RfR was on design and appearance.

HGY/2021/1762

Address: First Floor Flat, 1, Rusper Road, London, N22 6QT

Proposal: Construction of roof extension comprising of rear dormer and insertion of rooflight to front roofslope to facilitate loft conversion into habitable space.

Decision Date: 23 July 2021

Decision: Approve with Conditions

Officer comment: This permission was for a traditional dormer with rear window., which was not implemented.

4. CONSULTATION RESPONSES

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 4

Objecting 4

The following issues were raised in representations and are addressed further on in this report or below:

- Unobscured view directly into garden of 123 Sirdar Road
- The obscure glazed balustrade will not obscure the residents views into other peoples houses and gardens
- Frosted glazing is unsightly and not in keeping with the surround area architecture
- the dormer would block substantial amount light
- The site is not in a normal position in relation to the neighbouring properties.
- Overlooking 123 Sirdar Road's garden and would look into their bedroom.
- Loss of light into living room of 80a Westbury Avenue, which is the only habitable room (not including the bedrooms)
- The roof terrace would directly overlook the garden of 80a Westbury Avenue leading to a loss of privacy.
- The roof terrace would cause noise and disturbance when it is in use.
- The roof terrace would impact on a substantial number other residents.
- The extension would not only reduce the light they get into their flat, and would overlook the flat of 80 Westbury Avenue (top flat).
- The proposed bedroom from the extension would obstruct most the light into Flat 1 82 Westbury Avenue

- The roof terrace poses a safety risk if anyone falls into the garden of Flat 1 82 Westbury Avenue.

Officer response: See section below.

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

Rear dormer roof extension

The massing and bulk of the proposed roof dormer extension above the outrigger is considered excessive. As such, the proposal is considered disproportionate to the roof slope and insubordinate to the host building. It would be out of character with the design of the host and neighbouring buildings and out of keeping with the existing pattern of development. This is in particular so given its unconventional location as a sole building between two long terraces and therefore roof extensions are more impactful compared to a standard mid-terrace location.

Rear roof terrace

There are no roof terraces nearby, including at properties that have similar a siting and position as the site, such as Nos.1A, 3, and 5 Hawke Park Road and Nos.3 to 3A Rusper Road. Its siting would cause it to be visually intrusive to the private views of neighbouring residents from the windows of the properties, due to the proposed terrace sited in a location where it would be viewed for a large number of properties and high privacy screen of any material would add to the bulk of its appearance.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

Rear dormer roof extension

The scale and massing of the proposed roof extension are considered excessive and would result in a material loss of sunlight or daylight, or have an overbearing appearance to 82 to 86 Westbury Avenue and the flats from 121 to 131 Sirdar Road. In the absence of measurements to demonstrate such impact it is considered that the roof extension and balustrade/ screening will result in loss of amenity to properties to its north and east.

Rear roof terrace

A roof terrace set on the existing flat roof would afford occupiers a wide angle of view across far and near garden areas in both adjoining terraces. particular concerns is raised with regards to the proximity of the site to existing windows and that views would be afforded to entire garden areas and not just to the far end, as would be expected in a traditional terrace setting. More specifically, overlooking from the proposed roof terrace down into the ground and first floor windows of 76 to 80 Westbury Avenue and 121 to 135 Sirdar Road would be possible, however, installing high privacy screens/fences along the side boundaries would impact on sunlight access. In any event, the upward angle of view from the terrace to upper floor windows would mean that privacy would be compromised. Therefore, there would be an adverse impact from use of the terrace on the privacy of neighbouring occupants.

6. CONCLUSION

The proposed development is not in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also does not accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered unacceptable in respect of its character, appearance and impact on the site and would result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

7. RECOMMENDATION

The application is recommended for refusal subject to the following reasons.

Refusal Reasons:

The proposed roof extension above the outrigger, by reason of bulk and massing, would be unacceptably harmful in terms of the loss of sunlight to the occupiers of 82 to 86 Westbury Avenue, contrary to Policies DM1 and DM12 of the Development Management DPD 2017.

The proposed roof terrace due to the context of the location, by reason of design and size, would be unacceptably harmful in terms of the character and appearance of the site, overlooking, and loss of privacy to the occupiers of Nos. 76 to 82 Westbury Avenue and Nos. 121 to 131 Sirdar Road contrary to Policies DM1 and DM12 of the Development Management DPD 2017.